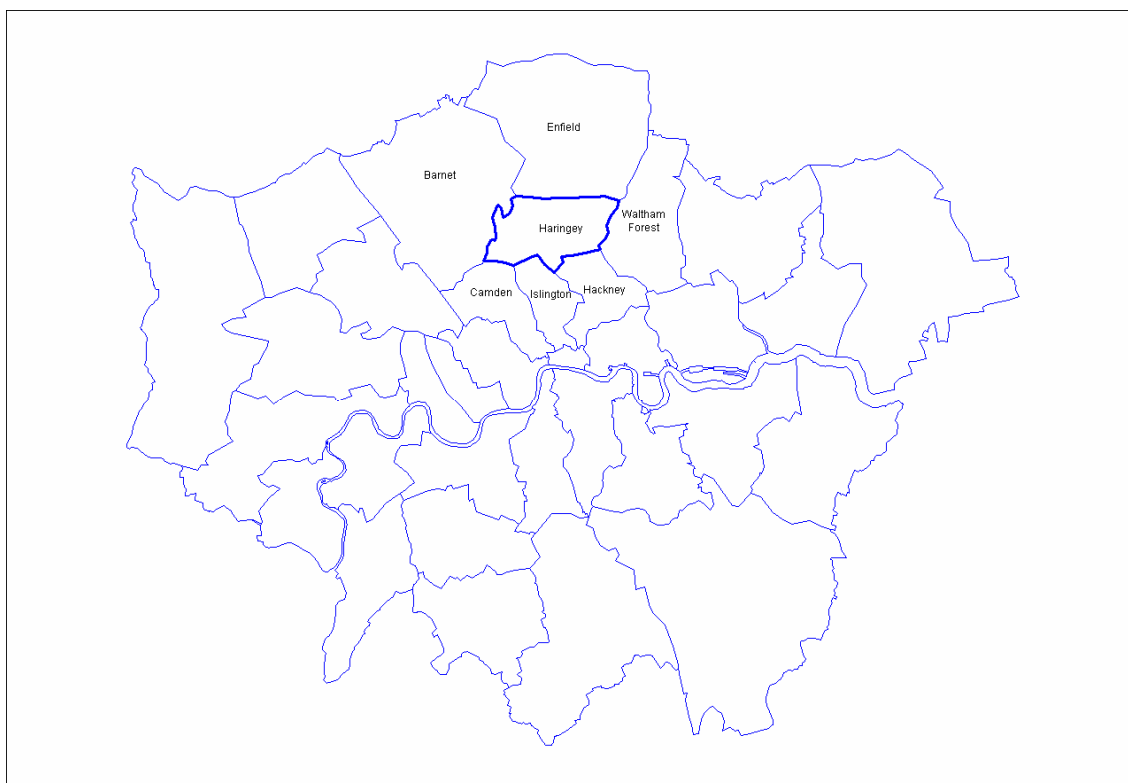


1.1. Introduction

1.1.1. The London Borough of Haringey is located in north London. The borough covers 11.5 square miles and comprises three principal centres of Tottenham, Wood Green and Muswell Hill. It is predominantly residential in character with some industry in the east of the borough.

1.1.2. The Borough is bounded by the boroughs of Barnet, Enfield, Waltham Forest, Hackney, Islington and Camden.

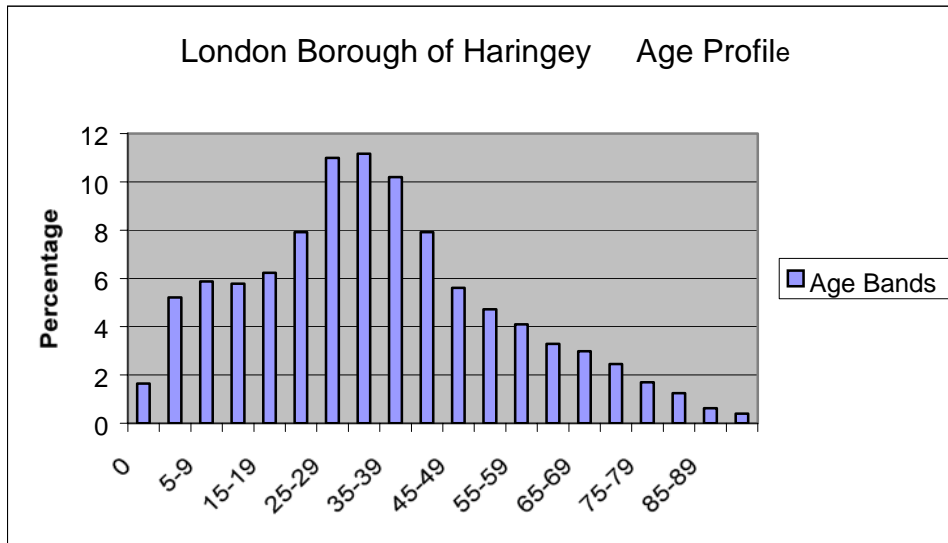
Figure 1.1: London Borough of Haringey in the context of Greater London



1.2. Population

1.2.1. The Borough's estimated population at the end of 2003 was 224,700. This population is relatively young, economically disparate, ethnically and culturally diverse. The population is rising, but mobility and high numbers of asylum seekers and refugees can make numbers difficult to estimate with great accuracy.

Figure 1.2



1.2.2. The population is ethnically and culturally diverse with around fifty per cent of Haringey's population belonging to black and minority ethnic communities (BME). An estimated 193 languages are spoken in the borough. The ethnic diversity is mirrored by economic disparity with significant inequalities between the west and the east of the borough.

Table 1.1 Resident Population Estimates 2003

	Persons	Males	Females	%
All ages	224,700	112,300	112,500	
0	3,700	1,900	1,800	1.65
1-4	11,700	6,100	5,600	5.21
5-9	13,200	6,500	6,700	5.87
10-14	13,000	6,600	6,400	5.79
15-19	14,000	7,300	6,700	6.23
20-24	17,800	9,100	8,700	7.92
25-29	24,700	12,900	11,700	10.99
30-35	25,100	13,100	12,000	11.17
35-39	22,900	11,900	11,000	10.19
40-44	17,800	8,900	8,900	7.92
45-49	12,600	6,000	6,700	5.61
50-54	10,600	5,000	5,600	4.72
55-59	9,200	4,300	4,900	4.09
60-64	7,400	3,500	3,900	3.29
65-69	6,700	3,300	3,400	2.98
70-74	5,500	2,600	2,900	2.45
75-79	3,800	1,600	2,200	1.69
80-84	2,800	1,100	1,700	1.25
85-89	1,400	400	1,000	0.62
90+	900	200	700	0.40

Source: Population estimates unit, ONS

1.3. Housing

1.3.2. The borough has approximately 97,000 dwellings and 53 per cent of these are flats (including council houses) or some other form of multi-occupancy house. Housing density is divided, with 67 per cent of housing stock in the east of the borough. The Council estimates that 9 per cent of households suffer from overcrowding and 22 per cent contain unregistered households.

1.4. Employment

1.4.2. Unemployment stood at just over 8 per cent in January 2001, double the national average. There are particularly high unemployment rates in the Tottenham area at over 16 per cent. This area contrasts with the west of the borough, which includes Crouch End, Muswell Hill and Highgate and contains many areas of open space including Highgate Woods, Alexandra Palace and Queens Wood.

1.4.3. Whilst unemployment overall is only slightly higher than the London average, far higher levels of unemployment are found in the east of the borough and within certain ethnic groupings. Long term unemployment is prevalent amongst particular communities.

1.5. Deprivation

1.5.1. Although in outer London, the borough has many of the characteristics of an inner London borough and is currently registered 37th on the Governments Index of Local Deprivation . The level of deprivation varies across the borough with marked concentrations in the east in Tottenham and Seven Sisters.

1.5.2. The Indices of Deprivation 2004 found that Haringey is the 10th most deprived district in England, although this hides a clear east/west divide - on its own Tottenham would be the fourth most deprived area in the country and the most deprived area in London. At the London level, Haringey is the 5th most deprived district in London after Tower Hamlets, Hackney, Islington and Newham.

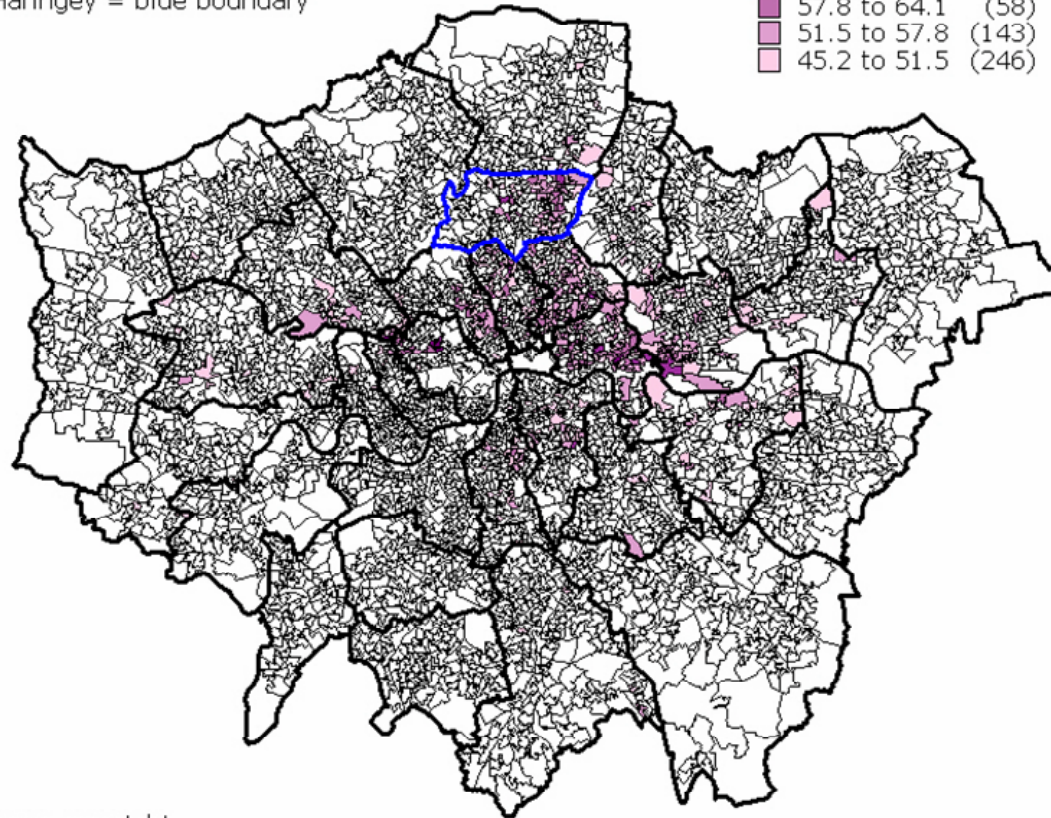
**Indices of Deprivation 2004
Overall score (revised)
Top 10% most deprived SOAs
in England & Wales**

MAP 1

Haringey = blue boundary

Index of Deprivation Score (Revised)
Top 10% most deprived SOAs

70.4 to 76.8	(5)
64.1 to 70.4	(10)
57.8 to 64.1	(58)
51.5 to 57.8	(143)
45.2 to 51.5	(246)



Crown copyright
Produced by Policy, Partnerships & Consultation,
Chief Executives, Haringey Council, May 2004

Regeneration Areas

1.6. Tottenham International

1.6.1. The London Plan states;

Tottenham Hale, a well-established manufacturing area, offers significant redevelopment opportunity. Areas north and east of the station contain mixed industrial uses (e.g. waste, storage) in new and old buildings. The area has good public transport accessibility with mainline rail services to central London, Stansted Airport and the Upper Lee Valley, and Underground services. However, the local road network requires reorganisation to enable more efficient use of the land.

Policy AC2 of the LB Haringey Draft Unitary Development Plan states:

The Lea Valley and the area's links to Stansted Airport and Central London will be improved as a key regeneration, open space and recreational corridor in North London. There should be the creation of a new urban focus centred around Tottenham Hale Station. Development should have regard to the development framework for the area which seeks to ensure comprehensive and co-ordinated development which:

- a) Creates a comprehensive mixed use development including appropriate retailing such as a small food store and development of a cinema and hotel*
- b) Supports the London Plan designation as a Major Development Opportunity and Strategic Employment location suitable for a business park, potentially achieving 5,000 new jobs and a minimum of 200 new homes which will include a proportion of affordable housing to meet the overall borough target of 50%;*
- c) Lessens dominance of the private car through conversion of the Tottenham Green/Hale gyratory to two way flow;*
- d) Creates an integrated transport interchange at Tottenham Hale;*
- e) Achieves an extension of the Victoria Line to Northumberland Park and better rail links along the Lea Valley and through to Stratford;*
- f) Achieves better links to surrounding communities and to Tottenham Hale Station and the Lea Valley.;*
- g) Maximises opportunities of riverside development and enhancement of the Lea Valley Regional Park and its openness and nature*

conservation value and takes advantage of the areas industrial heritage;

- h) Achieves improvement of Pymmes Brook, including naturalisation in sections.;*
- i) Provides more sustainable forms of development, built to high density and high quality design.;*
- j) Provides a choice of good quality housing that meets the needs of all in the community and promotes a sustainable and socially mixed community.*

The draft Tottenham Hale Masterplan will elaborate on the Tottenham International Development Framework. The Masterplan will be an essential tool to guide development in the area over the next five to ten years so that it takes place in a co-ordinated way and to the highest standards possible. It will set out the vision for the transformation of the area, with the creation of a new high density, urban centre focused around an enhanced public transport interchange and a high quality public realm. The Masterplan will also seek to improve access to the Lee Valley Regional Park with its waterways, wildlife and wide range of leisure activities.

Tottenham Hale is identified as an Opportunity Area in the Mayor's London Plan and is located within the London-Stansted-Cambridge-Peterborough Growth Corridor. It provides a major opportunity to create a thriving, sustainable urban centre with a significant number of new homes, together with an integrated mix of employment, retail and leisure uses, focused around an enhanced, fully accessible transport interchange with rapid access to Central London, Cambridge and Stansted International Airport.

1.7. Haringey Heartlands

1.7.1. Haringey Heartlands is identified in the London Plan as an Area for Intensification. The Plan proposes at least 1500 new jobs and 1,000 new homes to be created before 2016.

1.7.2 The London Plan states:

Site assembly and provision of better links with the town centre will be key to a comprehensive redevelopment. The provision of sustainable high density mixed-use development for housing, leisure, retail, employment and open space should be included in any redevelopment plans. Opportunities should be taken to redevelop parts of Wood Green town centre for high-density, mixed-use schemes.

1.7.3 Policy AC1 of the Draft UDP includes the following:

Development should have regard to the development framework for the area which seeks to ensure comprehensive and co-ordinated development which:

- a) supports the London Plan designation as an intensification area, suitable for a business park, potentially achieving 1,500 new jobs and a minimum 1000 new homes and other uses*
- c) creates better links with the surrounding area including Wood Green High Road*
- d) extends and complements Wood Green Town Centre, reinforcing its role as a metropolitan centre and meeting the identified need for new retail development*
- h) has a design and layout that encourages walking and cycling*
- i) helps bring forward and maximise opportunities for improved public transport services.*

1.7.4 A Haringey Heartlands Development Framework was adopted as supplementary planning guidance in April 2005. The framework aims to bring about comprehensive development that regenerates the area. It aims to improve transport infrastructure and access to, around and through the area. A north-south spine road is proposed which links Station Road via Western Road and Hornsey Park Road via Clarendon Road. Funding support has been received under the Government's Growth Area Community Infrastructure Fund for the spine road. This £5m scheme will stimulate development on its completion in 2008.

1.8 Tottenham High Road Regeneration Corridor

1.8.1 The draft UDP identifies this corridor as another key area of change.

Policy AC3 of the draft UDP includes:

In order to promote regeneration, proposals for development along Tottenham High Road will be permitted where the following can be demonstrated:

- a) that it is sustainable and will positively contribute to the regeneration of the High Road*
- b) that it will involve no significant adverse impact on neighbouring residential amenity and provides a safe and secure environment that combats crime and fear of crime*
- d) it will not significantly increase the vehicular traffic flow on the High Road*
- e) it will not detract from the vitality and viability of the town centres which should be the focal point for new travel intensive uses*

1.8.2 This LIP includes a proposal to enhance Tottenham High Road. Funding has been allocated for the development of the scheme following the submission of a Step 1 bid. Details are provided in Town Centres in Chapter 5 section 5.9.

1.9 Business Environment

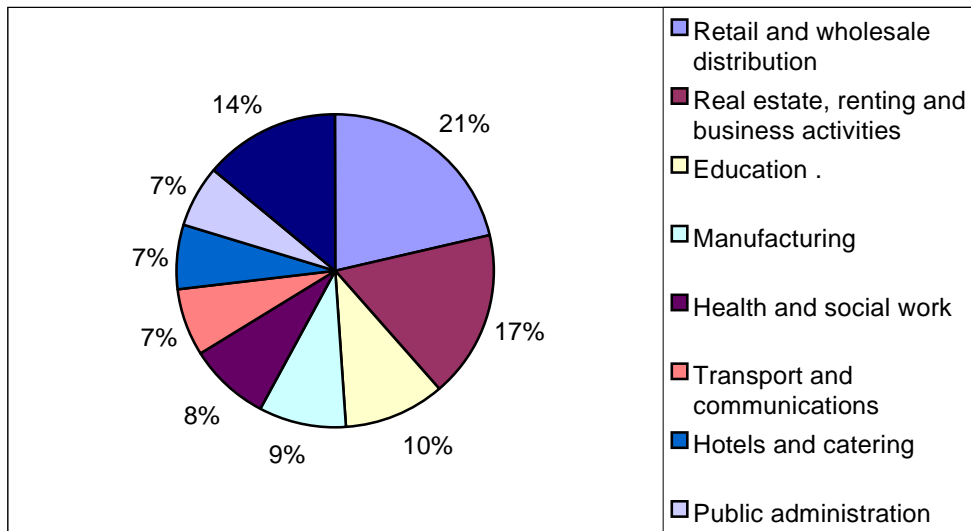
1.9.2 Haringey has a diverse industrial base, with companies operating in a large number of sectors including retail, real estate and manufacturing. There are 8,300 businesses in Haringey employing a total of 60,300 people, which accounts for 1.5% of all employment in London.

1.9.3 Haringey's economy is dominated by small businesses. 95.2% of the businesses employ less than 24 people. These small businesses account for 42.5% of total employment in the borough. However, while there are a similar proportion of small businesses in London (93.4%), they only account for 31.5% of total employment. Instead large businesses (employing 200 people or more) are the largest employers in London accounting for 35% of total employment even though they only make up 7.3% of total businesses.

1.9.4 The major sectors of employment in Haringey are:

- Retail and wholesale distribution - 21.4%
- Real estate, renting and business activities - 17.1%
- Education - 10.4%
- Manufacturing - 8.8%
- Health and social work - 8.3%
- Transport and communications - 7.1%
- Hotels and catering - 6.5%
- Public administration - 6.5%

Figure 1.4 Sectors of Employment



- 1.9.5 11.1% of the working age population are self-employed compared with 9.4% in London. Another measure of entrepreneurial activity is the rate of VAT registrations. In 2002 13.1% of VAT registered businesses were newly registered compared with 11.9% in London. When VAT deregistrations are taken into account then Haringey has stronger net growth in businesses than London (Haringey: 0.2%, London: -0.8%).
- 1.9.6 The average weekly wage for employees in Haringey is £570.90 compared with £604.50 in London. However, earnings in Haringey are higher than the Great Britain average of £475.80.
- 1.9.7 In July 2004, 7.2% of Haringey residents were unemployed. This is compared with the London average of 4.5% and is more than double the Great Britain average of 3.0%. However, within Haringey unemployment levels are even more extreme. In Northumberland Park ward the unemployment rate is 16.6% - this is the highest rate out of all wards in London.